Karen Johnson Davidson County
Batch# 1178474 DEEDWARR
09/06/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240906-0068787

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michel Taylor 2392 Somerset Valley Drive Antioch, TN 37013	Michel Taylor 2392 Somerset Valley Drive Antioch, TN 37013	173-06-0B-027-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clarence Douglas Robertson, Jr. and Andrea Robertson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michel Taylor**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2392 Somerset Valley Drive, Antioch, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat, Cambridge Park Subdivision, Phase 2 and 3 of record in Plat at Instrument No. 20160609-0058582, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Clarence Douglas Robertson, Jr and Andrea Robertson, husband and wife, by Warranty deed from Dylan Harper and Amanda Harper, husband and wife, dated June 17, 2020 and recorded on June 22, 2020 in Record Instrument # 20200622-0066613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 28 day of August, 2024.

Clarence Douglas Robertson, Jr.

Andrea Robertson

STATE OF Florida
COUNTY OF Polk

On this 28 day of August, 2024, before me personally appeared Clarence Douglas Robertson, Jr. and Andrea Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of August, 2024.

Notary Signature
My commission expires: Oct 12 2024

DAVID L NEWMAN
Notary Public - State of Florida
Commission # HH 037385
My Comm. Expires Oct 12, 2024
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3 day of Sept., 2024.

Notary Public
My commission expires: 12-19-26

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kayla Dodd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-28-24 (date of document).

Affiant Signature

9-6-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 6 day of September, 2024.

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26